

From: [Jeffrey Delapena](mailto:Jeffrey.Delapena@clark.wa.gov)
To: waltervalenta@gmail.com
Cc: [Oliver Orjiako](#); [Jose Alvarez](#); [Rebecca Messinger](#)
Subject: RE: Comment for Planning Commission Public Hearing
Date: Friday, January 9, 2026 8:10:00 AM
Attachments: [Comment on Clark County Code.pdf](#)

Good day, Walter,

Thank you for providing this feedback related to the Joint Hearing to select the Preferred Land Use Alternative for the 2025 Comprehensive Plan Update.

I am forwarding to additional members of Staff. Your comments will be brought to the attention of the Planning Commission and Council ahead of the continuation of the Hearing on Jan. 15th. This will also be added to the Index of Record.

Best,

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this email, in whole or in part may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

-----Original Message-----

From: Walter Valenta <waltervalenta@gmail.com>
Sent: Thursday, January 8, 2026 5:40 PM
To: Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>
Cc: Walter Valenta <waltervalenta@gmail.com>
Subject: Comment for Planning Commission Public Hearing

EXTERNAL: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please accept this comment to the Planning Commission Public Hearing Jan 8, 2025

Thank you,

Walter Valenta
503-880-0181

Jan 8, 2026

Comment For Planning Commission Clark County 2025 Comprehensive Plan Update

The proposed Clark County Comprehensive Plan Code Language proposes the following Minimum and Maximum unit density allowances for the Medium and High Density Zones. However, the draft proposal leaves a gap in the available Units per acre that are allowed.

Urban Residential Districts in Current Draft Code		
Urban Medium Density R-24 Allows 18-24 Units	Urban Medium Density R-36 Allows 24-36 Units/Acre	Urban High Density R-50 Allows 40-50 Units/Acre
units	18 19 20 21 22 23 24	
per	24 25 26 27 28 29 30 31 32 33 34 35 36	
Acre		Gap? 40 41 42 43 44 45 46 47 48 49 50

Please change the Zoning Code Language and Charts to remove the gap in allowable unit per acre as shown in the following chart.

Urban Residential Districts - Suggested Code		
Urban Medium Density R-24 Allows 18-24 Units	Urban Medium Density R-36 Allows 24-36 Units/Acre	Urban High Density R-50 Allows 36-50 Units/Acre
units	18 19 20 21 22 23 24	No Gap
per	24 25 26 27 28 29 30 31 32 33 34 35 36	
Acre		36 37 38 39 40 41 42 43 44 45 46 47 48 49 50

Closing the unit gap still maintains the possible total number of units provided in the R-50 zone. A minimum of 36 units in the R-50 zone would provide more flexibility for individuals developing their land.

This flexibility is necessary to meet other requirements of development, such as transportation access constraints, lender financing policies, and market demand.

Thank you,



Walter Valenta
503-880-0181
waltervalenta@gmail.com